

SMART GROWTH LOCATOR SITE EVALUATOR

How to identify program eligibility based on project location?

- Your project will fall into one of the following categories:
 - Low Income Housing Tax Credit (LIHTC)
 - CHOICE
 - Multifamily
 - Small Rental
 - Homebuyer Programs




Find a Location Results

Street:

Cross Street:


City:


Zip:


(OR) Click on this button, then click on map to select a location 


Environmental


Land Use/Conservation


☐ CAFRA Area 

☐ Meadowlands District 


☐ Pinelands Area 


☐ Highlands Area 


☐ Well Head Protection Areas 


☐ Land Use/Landcover (2002) 

Water/Wetlands

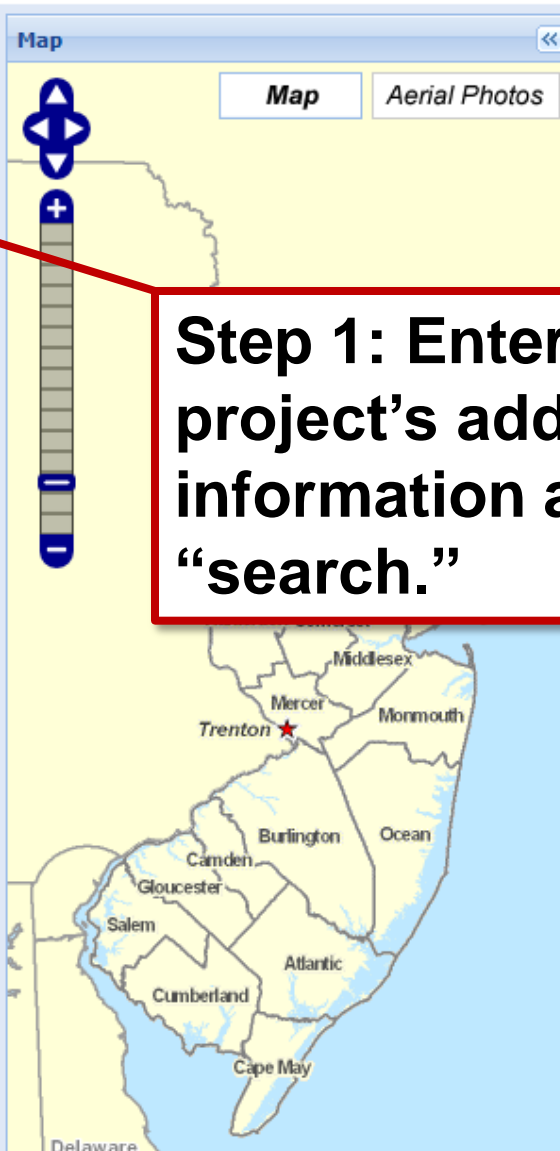
☐ Streams 

☐ Category 1 Waters - 300 ft buffers 

☐ Water Bodies 

☐ Wetlands 

Contaminated Sites

**Location Info****Help****Site Evaluator Help Section**

Use the Site Evaluator to evaluate potential business locations in New Jersey.

- Find a specific location on the map

...ted to that location

...orts to evaluate the site

...e map to zoom in, and drag to pan. Hold down t

...ation on the map one of two ways:


...r street address, cross street (optional) and city

2. **Location Tool** – Click on , then click on a point on the "Results" panel.

Display Information

Data layers from the following categories can be displayed on the

- Environmental
- Economic Growth/Planning
- Work Force/Demographics

Transportation layers including rail and airport locations can also be displayed. **Aerial Photos**  in the upper right corner of the map.

Legend – a legend that explains the colors/patterns/symbols dep

Step 1: Enter your project's address information and click "search."

Find a Location

Results

Street: 637 S. Clinton Ave

Cross Street:

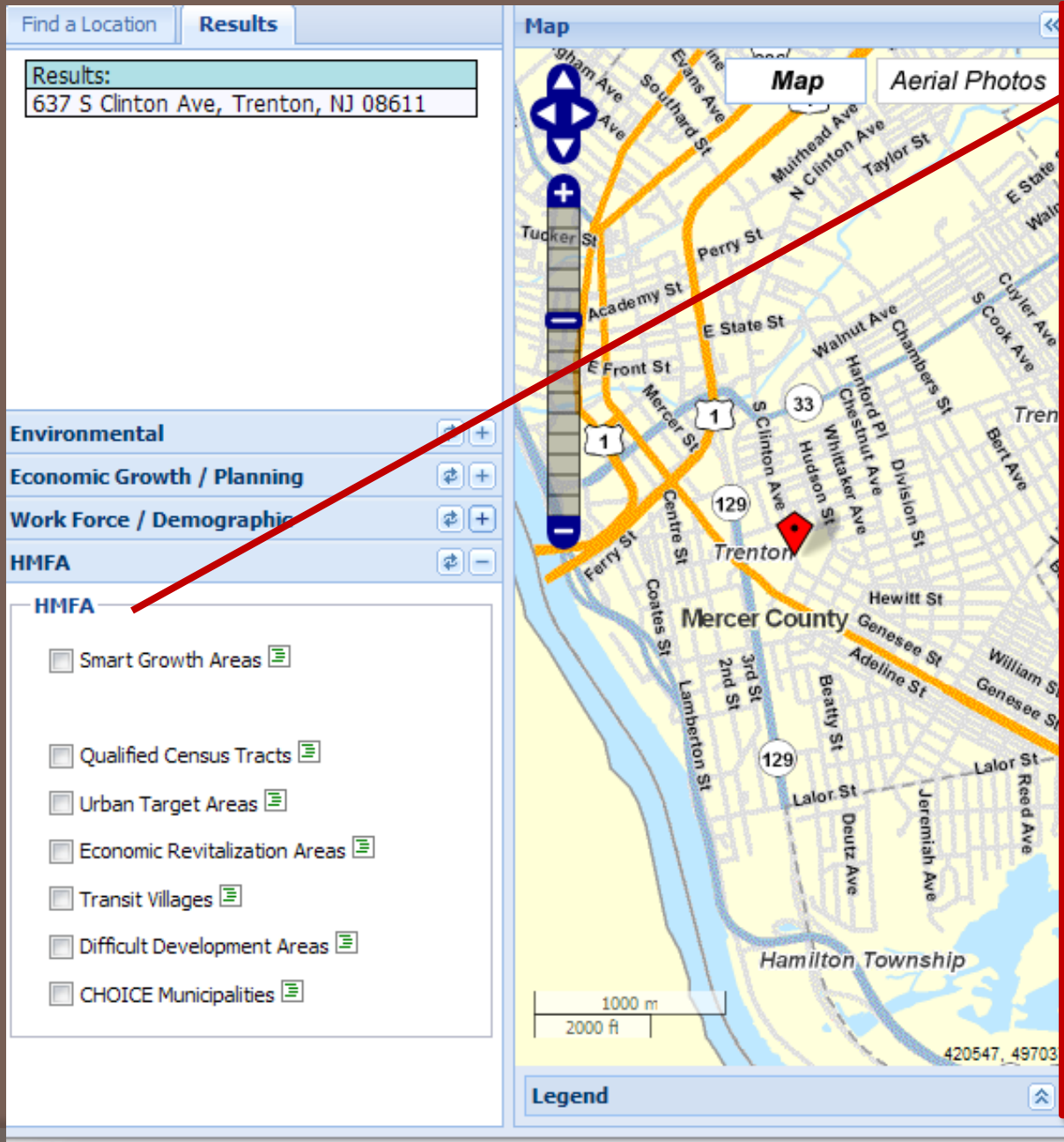
City: Trenton

Zip: 08611

Search

Reset

Step 2: Be sure to enter complete address information, including zip code.



Step 3: Expand the HMFA tab to reveal the program layers.

This is a new feature. You now have the capability to see a map of your location along with any of the HMFA programs for which it may be eligible.

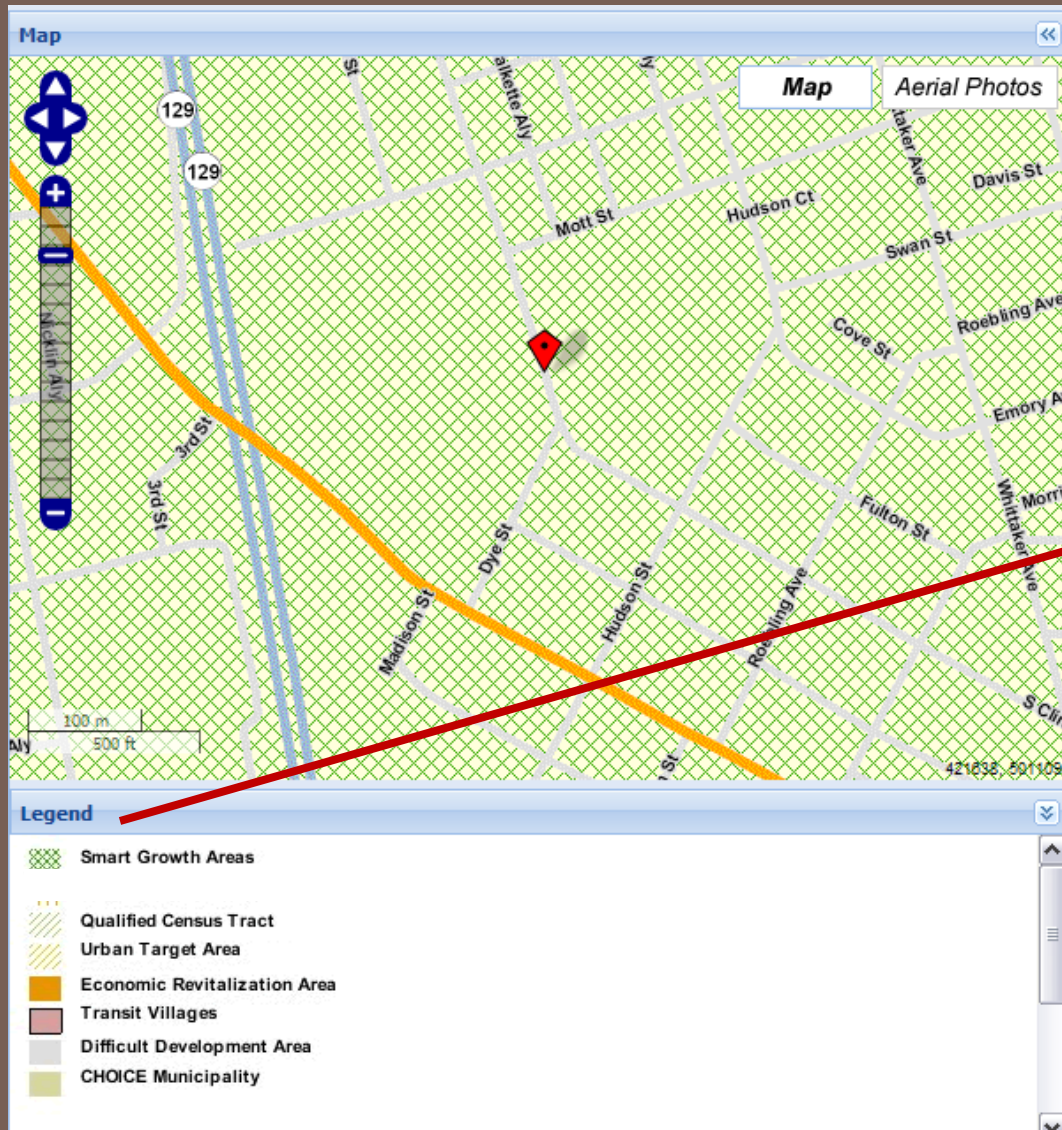
HMFA

HMFA

- ☐ Smart Growth Areas
- ☐ Qualified Census Tracts
- ☐ Urban Target Areas
- ☐ Economic Revitalization Areas
- ☒ Transit Villages
- ☐ Difficult Development Areas
- ☐ CHOICE Municipalities

Step 4: Check the box next to any or all of the programs to view the results on the map.

You may change your selections at any time, and the site will prompt you (with a flashing red square) to click refresh to see your modified results.



Step 5: Use the Legend tab below the map to help you identify the search results.



Find a Location

Results

Results:
637 S Clinton Ave, Trenton, NJ 08611

Environmental

Land Use/Conservation

- ☐ CAFRA Area
- ☐ Meadowlands District
- ☐ Pinelands Area
- ☐ Highlands Area
- ☐ Well Head Protection Areas
- ☐ Land Use/Landcover (2002)

Water/Wetlands

- ☐ Streams
- ☐ Category 1 Waters - 300 ft buffers
- ☐ Water Bodies
- ☐ Wetlands

Contaminated Sites

- ☐ Deed Notice Extents for Known Contaminated Sites
- ☐ Groundwater Contamination Extents - Known Sources
- ☐ Groundwater Contamination Extents -

Economic Growth / Planning

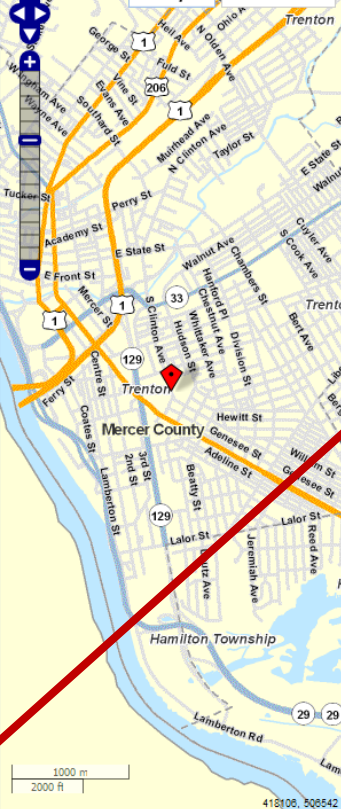
Work Force / Demographic

HMFA

Map

Map

Aerial Photos



Legend

Location Info

Environmental

Economic Growth / Planning

Work Force / Demographic

HMFA

Printable Report

HMFA Program Eligibility

CHOICE Municipality	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) List	Transit Village (TV)	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.

Programs

Eligibility

HMFA Programs for Developers

You may be eligible for as much as 30% more boost in tax credits subsidy.

You may be eligible for additional points and an increase in your eligible basis in the LIHTC program.

For more information please email or visit this program's website.

Low Income Housing Tax Credits

CHOICE

You may be eligible to receive financing and subsidy for single-family and two-family rehabilitation and new construction homeownership projects.

For more information please call 609-278-7550, email or visit this program's website.

Multifamily Programs

undefined

For more information please call 609-278-7520, email or visit this program's website.

Small Rental

You may be eligible to receive financing through the City Living Program, for rental housing projects of 50 or more units. Please contact the HMFA Multifamily Financing division at 609-278-7520 for more information.

For more information please call 609-278-7520, email or visit this program's website.

HMFA Programs for Homebuyers

You may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.

Smart Start Program

Urban Target Area homebuyers can benefit from higher income and purchase price limits when seeking a mortgage from HMFA.

First Time and Urban Target Area Program

You may be eligible to receive financing to construct or rehabilitate buildings that offer ground floor storefront commercial opportunities with up to 1-4 multifamily residential structures









At Home Downtown Loan Program

Homebuyer Programs

This property is in a Live Where You Work municipality. You may be eligible for a low interest mortgage and more flexible underwriting. If you are also in a Smart Growth area, you may be qualified to receive up to 5% of your mortgage for down payment and closing cost assistance through the Smart Start program.

Step 6: Click on the HMFA tab in the Location Info window to the right of the map to view the Program Eligibility results.

Location Info

Environmental	Economic Growth / Planning	Work Force / Demographic	HMFA	Printable Report			
CHOICE Municipality	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) List	Transit Village *	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
							

*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.

Programs	Eligibility
HMFA Programs for Developers	
Low Income Housing Tax Credits	<p>You may be eligible for as much as 30% more boost in tax credits subsidy.</p> <p>You may be eligible for additional points and an increase in your eligible basis in the LIHTC program.</p>
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CHOICE	<p>You may be eligible to receive financing and subsidy for single-family and two-family rehabilitation and new construction homeownership projects.</p>
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HMFA Programs for Homebuyers	
Homebuyer Programs	<p>You may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.</p>
	Smart Start Program
	Urban Target Area homebuyers can benefit from higher income and purchase price limits when seeking a mortgage from HMFA.
	First Time and Urban Target Area Program
	<p>You may be eligible to receive financing to construct or rehabilitate buildings that offer ground floor storefront commercial opportunities with up to 1-4 multifamily residential structures</p>
	At Home Downtown Loan Program
Homebuyer Programs	<p>This property is in a Live Where You Work municipality. You may be eligible for a low interest mortgage and more flexible underwriting. If you are also in a Smart Growth area, you may be qualified to receive up to 5% of your mortgage for down payment and closing cost assistance through the Smart Start program.</p>
	Live Where You Work Program